069.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,300 / 825,300
					USE VALUE:	825,300 / 825,300
					ASSESSED:	825,300 / 825,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BULKOVSHTEYN TANYA
Owner 2:	THURSTON ROBERT C
Owner 3:	
Street 1:	33 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BULKOVSHTEYN TANYA -
Owner 2:	-
Street 1:	33 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Wood Shingle Exterior and 1970 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	415,300	5,100	404,900	825,300
Total Card	0.121	415,300	5,100	404,900	825,300
Total Parcel	0.121	415,300	5,100	404,900	825,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.93 /Parcel: 418.93

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 43866

GIS Ref

GIS Ref

Insp Date 10/25/18

!5904!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	415,300	5100	5,280.	404,900	825,300		Year end	12/23/2021
2021	101	FV	381,700	5100	5,280.	404,900	791,700		Year End Roll	12/10/2020
2020	101	FV	381,700	5100	5,280.	404,900	791,700	791,700	Year End Roll	12/18/2019
2019	101	FV	287,500	5100	5,280.	376,000	668,600	668,600	Year End Roll	1/3/2019
2018	101	FV	287,500	5100	5,280.	376,000	668,600	668,600	Year End Roll	12/20/2017
2017	101	FV	287,500	5100	5,280.	329,700	622,300	622,300	Year End Roll	1/3/2017
2016	101	FV	287,500	5100	5,280.	300,800	593,400	593,400	Year End	1/4/2016
2015	101	FV	280,400	5100	5,280.	266,100	551,600	551,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:57:49

LAST REV

Date	Time
05/17/21	15:05:29
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5904

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULKOVSHTEYN TA	38218-341		3/8/2003	Family	1	No	No		
TIMMINS ANNE MA	27322-194		5/23/1997		262,500	No	No		Y

USER DEFINED

Prior Id # 1:	43866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1756	Add Bath	47,652	O				
10/26/2016	1314	Wood Dec	6,000	C				rebuild exist deck

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2021	Permit Visit	DGM	D Mann
10/25/2018	TTL REFUSAL	BS	Barbara S
3/21/2009	Meas/Inspect	336	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,882	Spl Credit		Total:	404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18299484
Const Adj.:	0.98980200
Adj $ / SQ:	152.221
Other Features:	109000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510155
Depreciation:	94889
Depreciated Total:	415266

COMMENTS

EST BMT.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

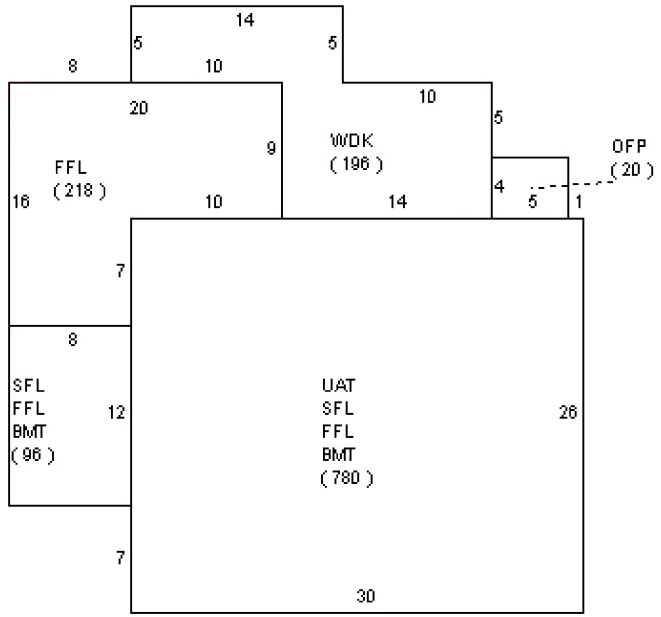
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.44
Special Features:	0	Val/Su Net:	127.51
Final Total:	415300	Val/Su SzAd	210.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	152.220	166,530
BMT	Basement	876	45.670	40,004
SFL	Second Floor	876	152.220	133,346
WDK	Deck	196	10.990	2,154
UAT	Upper Attic	195	60.890	11,873
OFP	Open Porch	20	43.550	871

Net Sketched Area:	3,257			Total:	354,778
Size Ad	1970	Gross Area	3842	FinArea	1970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1921	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc